

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1004/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$388,000

&

\$426,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2910/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$395,000	09-Sep-22
1607/11 ROSE LANE MELBOURNE VIC 3000	\$408,000	26-Jul-22
2810/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$410,000	08-Jul-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**2910/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$395,000** <sup>UN</sup> Sold Date **09-Sep-22**

Distance **0.13km**



**1607/11 ROSE LANE MELBOURNE VIC 3000**

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Sold Price **\$408,000** Sold Date **26-Jul-22**

Distance **0.26km**



**2810/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$410,000** Sold Date **08-Jul-22**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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